

GREYCOATS PLACE

CRANBROOK TN17

3, 4 AND 5 BED
LUXURY HOMES IN THE HEART
OF THE KENTISH WEALD

Cranbrook School catchment area



EXCLUSIVE COUNTRY LIVING



Greycoats Place is an exclusive development of unique country homes in Cranbrook, Kent

Greycoats Place

An exclusive group of only seven 3, 4 and 5 bedroom luxury homes on the outskirts of the Wealden town of Cranbrook, Greycoats Place has views over fields and countryside behind while being within easy walking distance of the shops and amenities in the town centre.

The development is named after the 'Greycoats of Kent' who were a group of influential families involved in the flourishing cloth weaving industry

in the town in the 13th and 14th centuries, under the patronage of Edward III, and whose surnames are reflected in the individual house names.

Cranbrook

Known as the 'Capital of the Weald', Cranbrook is a beautiful small town with a medieval layout of streets and alleys. The wealth from its days as a centre for cloth weaving is still evident in the splendid old buildings, the most well-known of which is the Union Windmill which is the tallest

surviving smock mill in the British Isles and remarkably is still working.

This vibrant market town boasts several excellent cafes, pubs and restaurants, over 60 individual shops, as well as cultural attractions including a theatre, museum and even a biannual literary festival. For sports enthusiasts there are numerous opportunities including thriving rugby, cricket, football and golf clubs, a gym and also a large leisure centre.



Set in the beautiful Kent countryside just a short drive away from Staplehurst station



Schools

The area offers an impressive choice of schools. The nearest primary schools are Cranbrook CEP, Hawkhurst CEP and Sissinghurst VA CEP, all of which are Ofsted rated 'Good'. In addition, there are several reputable independent prep schools including Dulwich Prep and St Ronan's.

In the centre of the town itself is Cranbrook School, a co-educational grammar school dating back to the 16th century, while just a mile from Greycrofts Place is High Weald Academy. There are also several independent secondary school options close by such as Benenden, Tonbridge, Sevenoaks and Bethany Schools.



Nearby

Cranbrook is situated in the heart of the High Weald Area of Outstanding Natural Beauty and is surrounded by rolling hills, picturesque villages and some of the area's most beautiful countryside to enjoy. Being in the 'Garden of England' the area is unsurprisingly known for its large number of orchards, fruit farms and more recently some award-winning vineyards! There are several National Trust properties nearby, including Sissinghurst Castle and its internationally acclaimed gardens just 3 miles away, and 14th century Scotney Castle in Lamberhurst.



A short drive to the south west lies Bedgebury Pinetum and Forest which holds the National Collection of Conifers from around the world as well as being a popular place for walking and cycling. A few miles further on brings you to Bewl Water, the largest reservoir in the South East and where many water sports including sailing, rowing and windsurfing are available.

For retail therapy Tunbridge Wells, Maidstone and Bluewater are all a short drive away.

Development plan



● Plot 1

Bathurst House
4 bedroom detached
Family Home with two
parking spaces.

● Plot 2

Courthope House
5 bedroom detached
Family Home with
integral double garage
and driveway.

● Plot 3

Maplesden House
5 bedroom detached
Family Home with double
detached garage and driveway.

● Plot 4

Weston House
4 bedroom detached
Family Home with double
detached garage and driveway.

● Plots 5 & 6

5. Plummer House
6. Austen House
3 bedroom semi-detached
Family Homes, each with two
parking spaces.

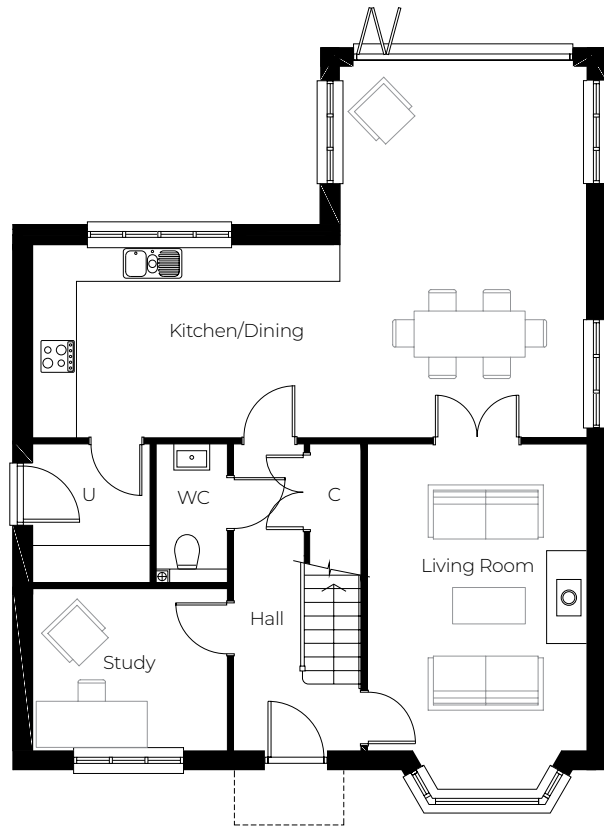
● Plot 7

Stringer House
5 bedroom detached
Family Home with double
detached garage and driveway.



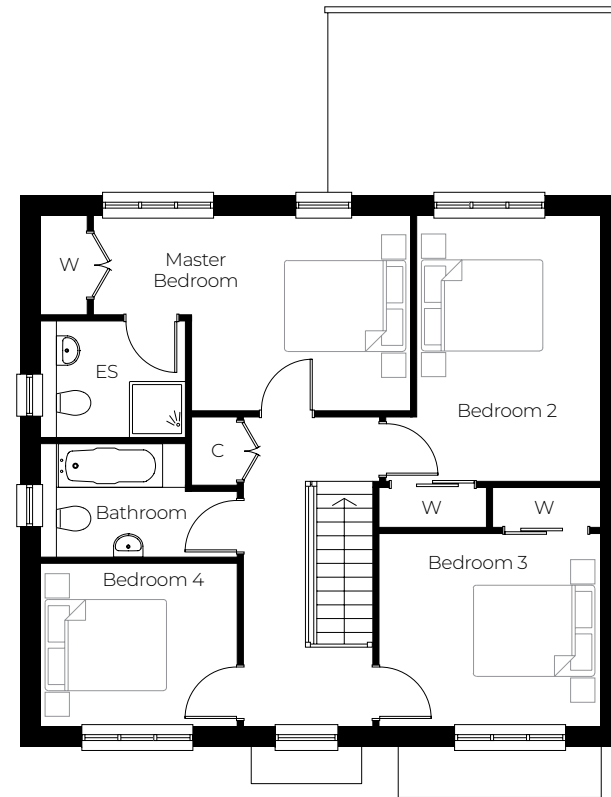
Bathurst House

Plot 1. 4 bedroom detached family home. 1779 sq. ft



Ground Floor

Living Room	3.60m x 5.70m (max)	11' 10" x 18' 8"
Kitchen/Dining	9.10m x 3.18m	29' 10" x 10' 5"
Family Room	4.06m x 2.92m	13' 4" x 9' 7"
Utility Room	2.28m x 1.93m	7' 6" x 6' 4"
Study	3.20m x 2.66m	10' 6" x 8' 9"
WC	2.28m x 1.17m	7' 6" x 3' 10"



First Floor

Master Bedroom	5.17m (max) x 3.18m	16' 11" x 10' 5"
Master En-Suite	2.36m x 1.90m	7' 9" x 6' 3"
Bedroom 2	4.33m x 2.99m	14' 2" x 9' 9"
Bedroom 3	3.60m x 3.15m	11' 10" x 10' 4"
Bedroom 4	3.21m x 2.66m	10' 6" x 8' 9"
Main Bathroom	3.21m (max) x 1.85m	10' 6" x 6' 1"

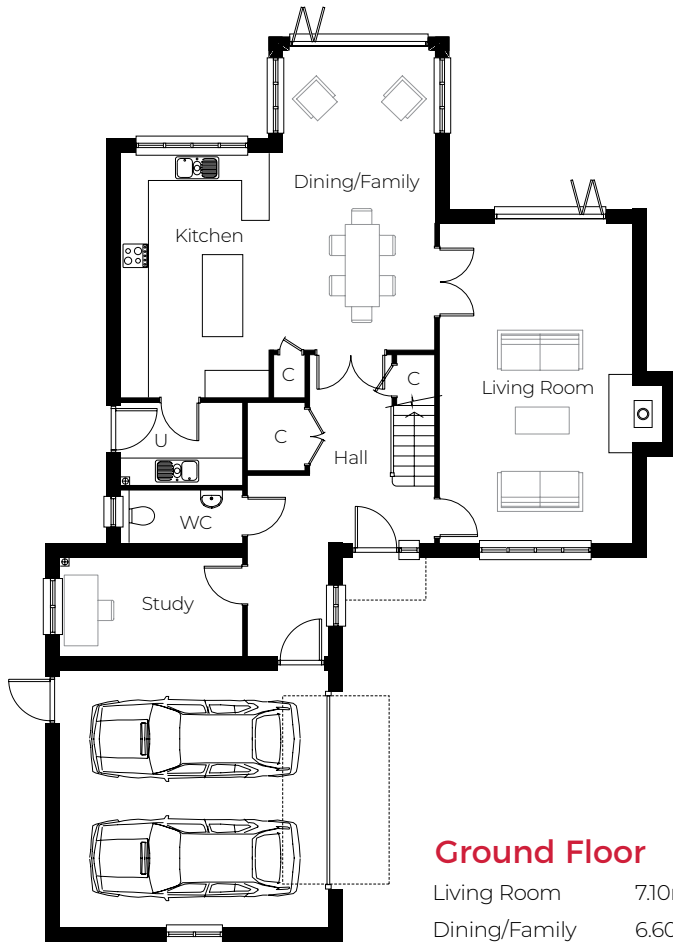
U: Utility Room WC: Toilet ES: En-Suite W: Wardrobe C: Cupboard AC: Airing Cupboard

Please note: floor plans are not to scale. Dimensions given are +/- 50mm. Dimensions do not include wardrobe space. Total square footage figures are approximate and may change. Please read in conjunction with site plan. For external finishes please check with Sales Consultant.



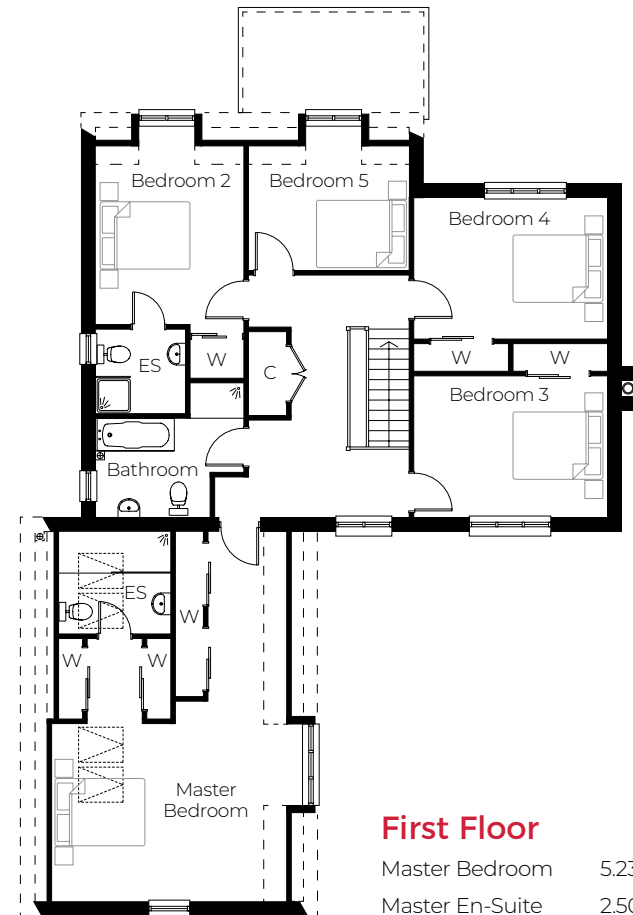
Courthope House

Plot 2. 5 bedroom detached family home. 2672 sq. ft



Ground Floor

Living Room	7.10m x 4.29m	23' 3" x 14' 1"
Dining/Family	6.60m x 3.40m	21' 8" x 11' 2"
Kitchen	5.45m x 3.27m	17' 10" x 10' 9"
Utility Room	3.27m x 1.85m	10' 9" x 6' 1"
Study	4.65m x 2.20m	15' 3" x 7' 2"
WC	3.27m x 1.17m	10' 9" x 3' 10"



First Floor

Master Bedroom	5.23m x 3.95/8.22m	17' 2" x 12' 11"/26' 11"
Master En-Suite	2.50m x 2.27m	8' 2" x 7' 5"
Bedroom 2	3.99m x 3.28m	13' 1" x 10' 9"
Bedroom 2 En-suite	2.00m x 1.88m	6' 6" x 6' 2"
Bedroom 3	4.29m x 3.13m	14' 1" x 10' 3"
Bedroom 4	4.29m x 3.13m	14' 1" x 10' 3"
Bedroom 5	3.57m x 2.79m	11' 8" x 9' 2"
Main Bathroom	3.30m (max) x 2.20m	10' 10" x 7' 2"

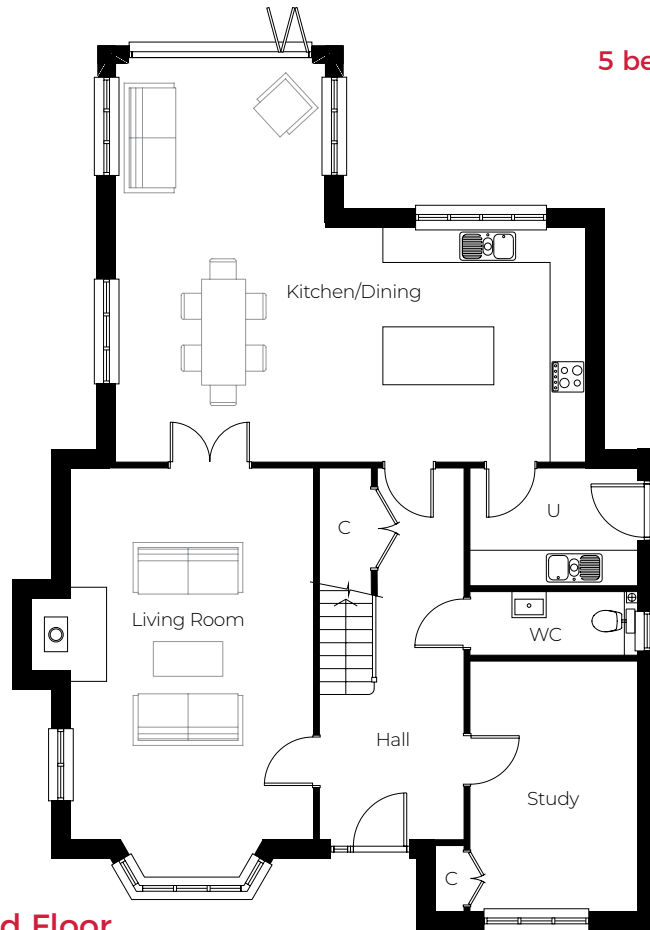
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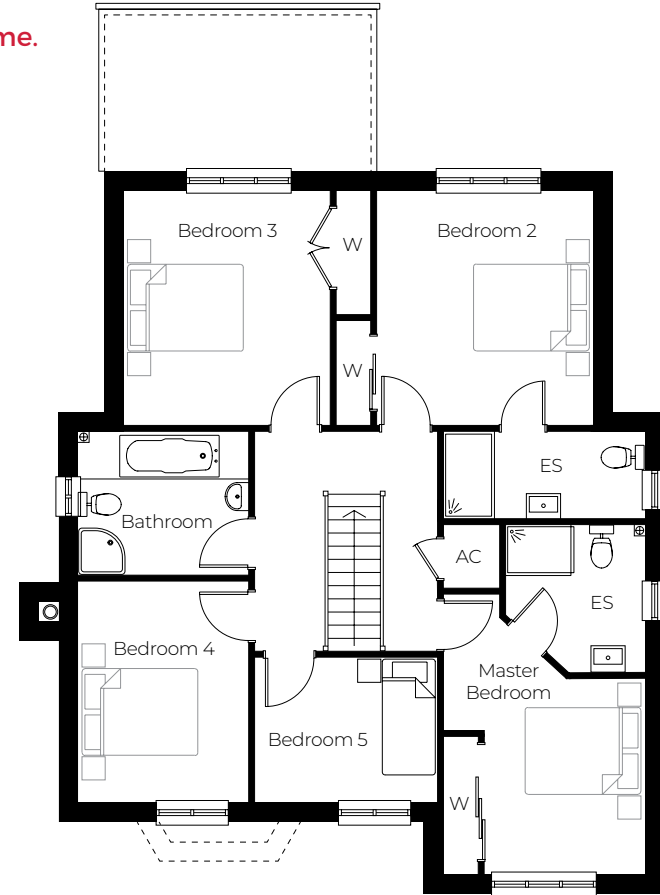
Maplesden House

Plot 3. 2307 sq. ft
5 bedroom detached family home.



Ground Floor

Living Room	7.10m (max) x 4.20m	23' 3" x 13' 9"
Kitchen/Dining	8.10m x 3.84m	26' 7" x 12' 7"
Family Room	3.61m x 2.81m	11' 10" x 9' 3"
Utility Room	2.90m x 2.03m	9' 6" x 6' 8"
Study	4.32m x 2.90m	14' 2" x 9' 6"
WC	2.90m x 1.10m	9' 6" x 3' 7"



First Floor

Master Bedroom	4.85m (max) x 3.50m	15' 11" x 11' 5"
Master En-Suite	3.50m x 1.80m	11' 5" x 5' 11"
Bedroom 2	4.06m x 3.74m	13' 4" x 12' 3"
Bedroom 2 En-Suite	2.58m x 1.51m	8' 5" x 4' 11"
Bedroom 3	4.06m x 3.57m	13' 4" x 11' 8"
Bedroom 4	3.83m x 2.95m	12' 7" x 9' 8"
Bedroom 5	3.15m x 2.52m	10' 4" x 8' 3"
Main Bathroom	2.95m x 2.45m	9' 8" x 8' 0"

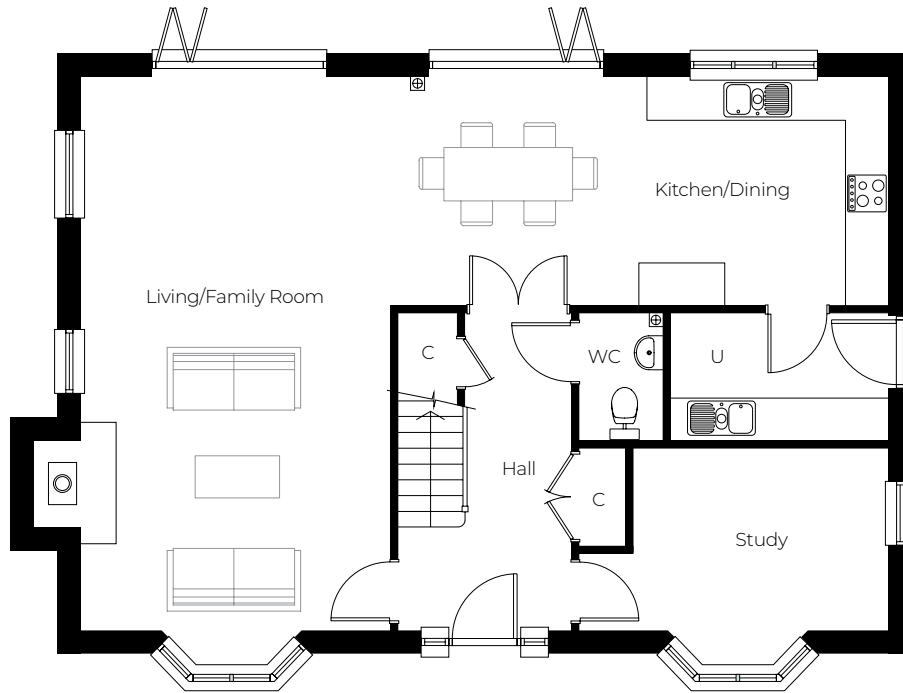
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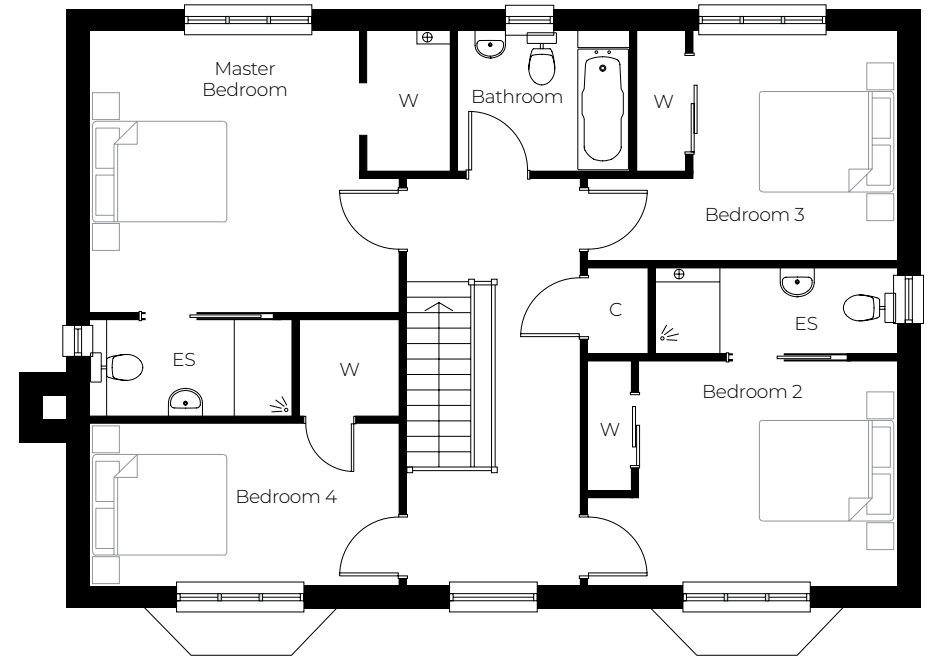
Weston House

Plot 4. 4 bedroom detached family home. 1975 sq. ft



Ground Floor

Living/Family Room	7.89m x 4.40m	25' 10" x 14' 5"
Kitchen/Dining	7.10m x 3.26m	23' 3" x 10' 8"
Utility Room	3.10m x 1.82m	10' 2" x 6' 0"
Study	3.63m x 2.60m	11' 11" x 8' 6"
WC	1.82m x 1.20m	6' 0" x 3' 11"



First Floor

Master Bedroom	4.40m x 4.00m	14' 5" x 13' 1"
Master En-Suite	4.40m x 1.37m	14' 5" x 4' 6"
Bedroom 2	4.40m x 3.20m	14' 5" x 10' 6"
Bedroom 2 En-Suite	3.44m x 1.22m	11' 3" x 4' 0"
Bedroom 3	4.40m (max) x 3.26m	14' 5" x 10' 8"
Bedroom 4	4.40m (max) x 2.31m	14' 5" x 7' 7"
Main Bathroom	2.45m x 1.99m	8' 0" x 6' 6"

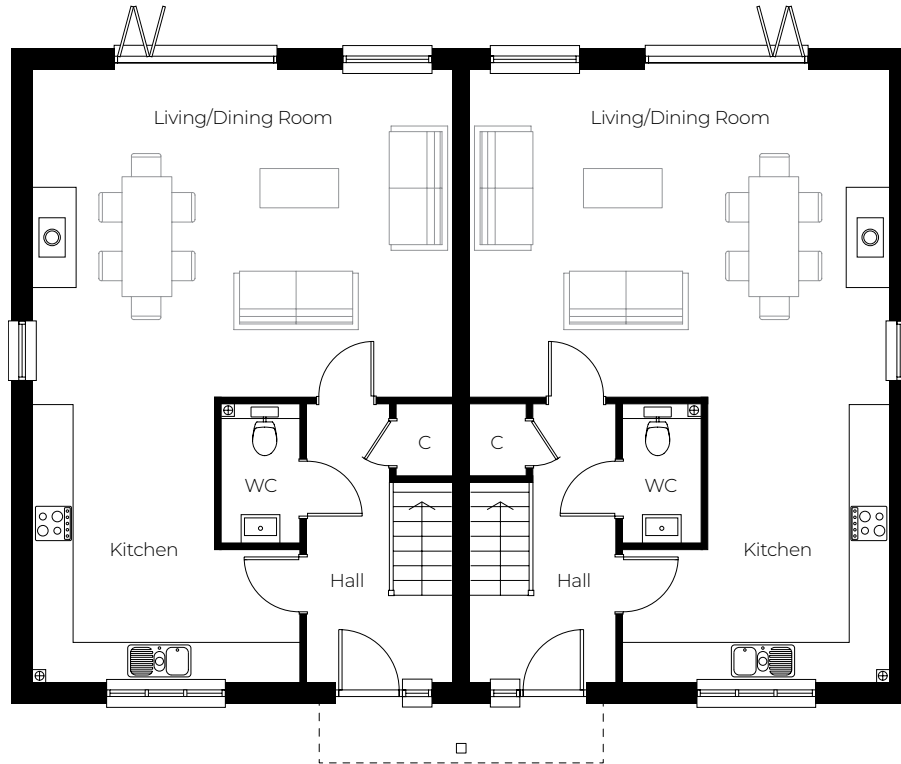
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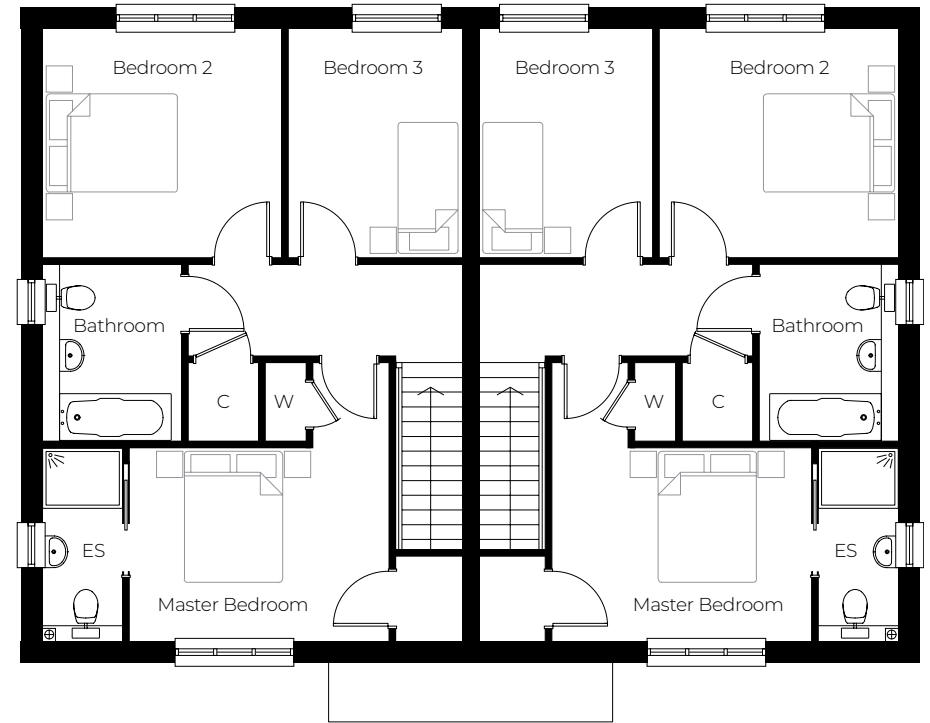
Plummer/Austen House

Plot 5/6. 3 bedroom semi-detached family home. 1287 sq. ft



Ground Floor

Living/Dining Room	6.39m x 4.99m	20' 11" x 16' 4"
Kitchen	4.35m x 4.07/2.77m	14' 3" x 13' 4"
WC	2.12m x 1.20m	6' 11" x 3' 11"



First Floor

Master Bedroom	3.96m x 2.95/4.25m	13' 0" x 9' 8"/13' 11"
Master En-Suite	2.96m x 1.22m	9' 8" x 4' 0"
Bedroom 2	3.65m x 3.49m	11' 11" x 11' 5"
Bedroom 3	3.49m x 2.64m	11' 5" x 8' 8"
Main Bathroom	2.70m x 2.12m	8' 10" x 6' 11"

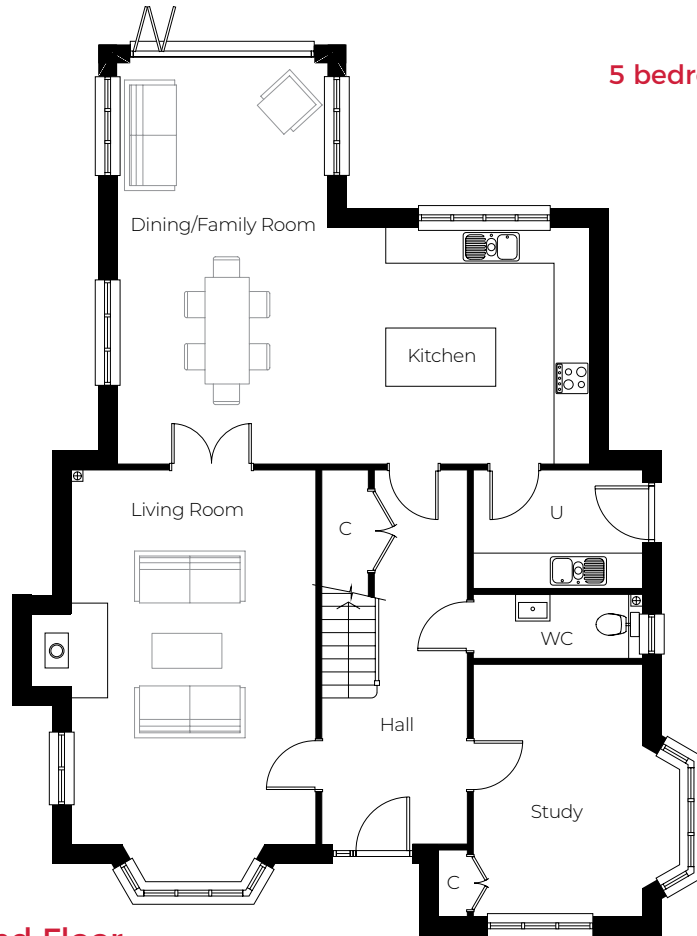
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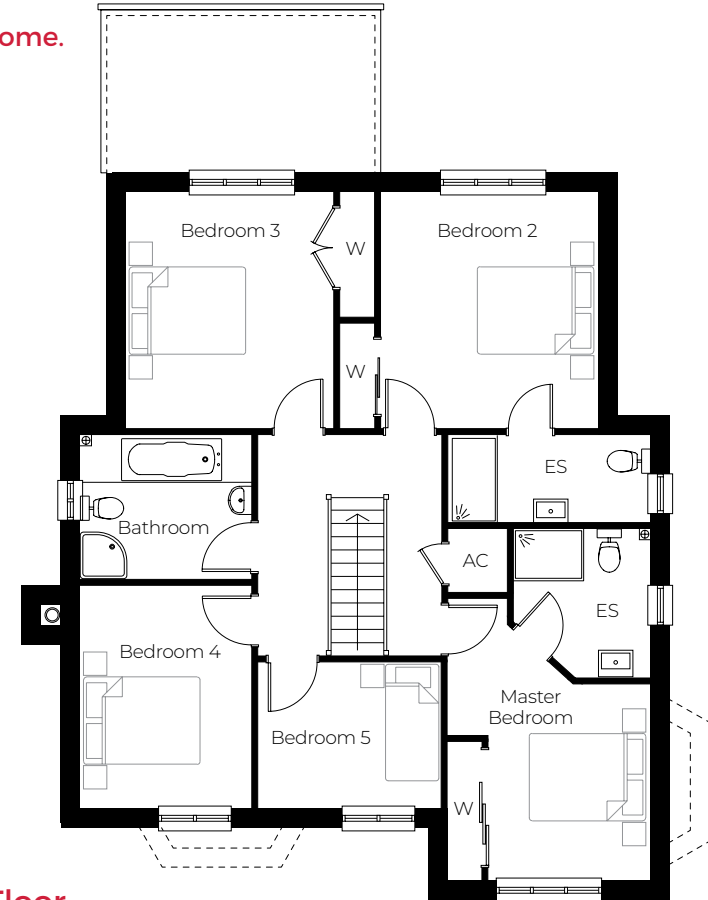
Stringer House

Plot 7. 2319 sq. ft
5 bedroom detached family home.



Ground Floor

Living Room	7.10m (max) x 4.20m	23' 3" x 13' 9"
Kitchen/Dining	8.10m x 3.84m	26' 7" x 12' 0"
Family Room	3.61m x 2.81m	11' 10" x 9' 3"
Utility Room	2.90m x 2.03m	9' 6" x 6' 8"
Study	4.32m x 2.90m	14' 2" x 9' 6"
WC	2.90m x 1.10m	9' 6" x 13' 7"



First Floor

Master Bedroom	4.85 (max) x 3.50m	15' 11" x 11' 5"
Master En-Suite	3.50m x 1.80m	11' 5" x 5' 11"
Bedroom 2	4.06m x 3.74m	13' 4" x 12' 3"
Bedroom 2 En-Suite	2.58m x 1.51m	8' 6" x 4' 11"
Bedroom 3	4.06m x 3.57m	13' 4" x 11' 8"
Bedroom 4	3.83m x 2.95m	12' 7" x 9' 8"
Bedroom 5	3.15m x 2.52m	10' 4" x 8' 3"
Main Bathroom	2.95m x 2.45m	9' 8" x 8' 0"

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Outstanding quality with bespoke finishes

At Jarvis Homes we do things differently; we believe in building a finished home ready for you to move into. Our generous and comprehensive standard specification means that there are no hidden extras. We think of the little things so that you don't have to: from USB points, external sockets and patio lighting to the bigger items such as fully fitted wardrobes, underfloor heating and a fully enabled alarm system, everything is included.



Each home is individually checked throughout the construction progress and carries a full 10-year NHBC warranty. We install the finest branded products throughout.

Kitchen

- Krieder solid wood kitchen
- Fully integrated Siemens appliances to include 2 single ovens, vented induction hob (on islands and breakfast bars, extractor fan, full height fridge (where applicable) and dishwasher
- Granite work surfaces in kitchen
- Choice of flooring in kitchen and utility area
- Recessed downlights
- Under unit lighting
- Utility room is fitted with a range of units and includes laminate work surfaces, freezer, sink and drainer, and space and plumbing for freestanding washing machine and tumble dryer.

Bathrooms and Cloakroom

- Burlington sanitary ware with vanity unit under basin
- Aqualisa fittings
- Thermostatic shower in ensembles
- Chrome heated towel rails
- Mirrors and shaver sockets provided
- Tiling to floor
- Half height tiling to bathroom and ensuite walls
- Recessed downlights

Central Heating

- Gas fired central heating
- Underfloor heating throughout ground floor (mains gas)
- Unvented high-power hot water system

Communications

- TV and BT points in all main rooms
- USB power points
- CAT 6 cabling throughout – for fully integrated wireless networking
- FTTP (Fibre To The Premises) Broadband – fibre optic cable providing direct, high speed internet access



Peace of Mind

- Fully enabled alarm system
- 'Secured by Design' aluminium clad timber external doors and triple glazed windows
- Mains supplied smoke alarm
- Carbon Monoxide alarm
- Brick and block walls with full wet plastering for a more solid construction
- Full 10-year NHBC warranty
- Dedicated after sales care and snagging team.
- Comfort of dealing directly with a family-run business

Exterior

- Block paved drive
- Fully landscaped front and rear gardens including turf, shrubs and even an English apple tree.
- Patio area and external lighting
- Outside tap and electricity point
- Electric garage doors and personnel door (where applicable)
- Electric car power supply
- Clay or slate roof tiles
- Timber cladding (where applicable) with 15-year guarantee



Finishing touches

- Log burner in lounge in plots 2, 3, 4 & 7. Available as upgrade in plots 1, 5 & 6.
- Fitted wardrobes in principal bedrooms
- Bi-fold patio doors to the garden from the kitchen/ lounge
- Coving and skirting throughout
- Panelled internal doors
- Chrome ironmongery
- Decorated in environmentally friendly Earthborn paint



*Jarvis Homes reserves the right to change the specification. Please discuss the individual plot with the sales advisor for more information.



Quality through generations

Luxury homes traditionally built since 1649

Kent based Jarvis Homes have unrivalled experience in individually crafted house construction. Indeed, the family can trace its building heritage back to at least 1649 through direct descendants making it one of the oldest known housebuilding families in the country.

The current generation prides itself on developing exemplary homes that continue the family heritage.

Exceptional craftsmanship

Jarvis Homes create prestigious and solid homes with the highest quality craftsmanship using traditional methods. We still build using a brick and block construction to produce solid and enduring houses. Customers are provided with the unique combination of excellent design, outstanding value and the peace of mind that their home is of an exceptionally high standard.

The difference

Our homes are constructed using only the finest materials, and whilst respecting the past, Jarvis Homes also carry out on-going research with environmental consultants to ensure we are at the forefront of sustainable construction.

We ensure that our houses are installed with the latest designs for energy efficiency without compromise on comfort and design.

From start to finish

At Jarvis Homes we manage the complete process from purchasing the land to designing and constructing the perfect home right through to sales and specification. So you are in safe, experienced hands.

Our Approach

Sustainability is at the heart of everything we do. Before the first brick is laid, the environmental, social and economic impact of every Jarvis home is measured and considered. Once we begin construction we monitor and create nearby water sources, wildlife habitats and streams, working closely with the local community and the natural surroundings. We are constantly working to reduce the impact of our developments on the environment.

A Positive Ecological Footprint

- Sustainable construction using premium and where possible locally sourced materials
- Energy efficient houses
 - energy efficient building materials
 - use of recycled and reclaimed materials where possible
- Reduced Plastic and VOC policy
- Zero Waste and 0% landfill policy

Promoting the Natural Habitat

- Natural Landscaping with planting, shrubs, hedges and water sources to attract and promote the natural habitat of various animal species. We plant wildflower turf, to offer much needed support to bees, butterflies and other pollinators.
- Homes for wildlife, including bat and bird boxes, underground bumble bee boxes and log piles, across the development
- PIR sensory lighting to reduce light pollution and disturbance to nocturnal wildlife.





How to find Greycoats Place

Convenient Location

Located on the A229 Greycoats Place has easy access to the A21 and M25 and is only a 14 minute drive to Staplehurst station on the main line to London and other major towns in the South East.

By Road:

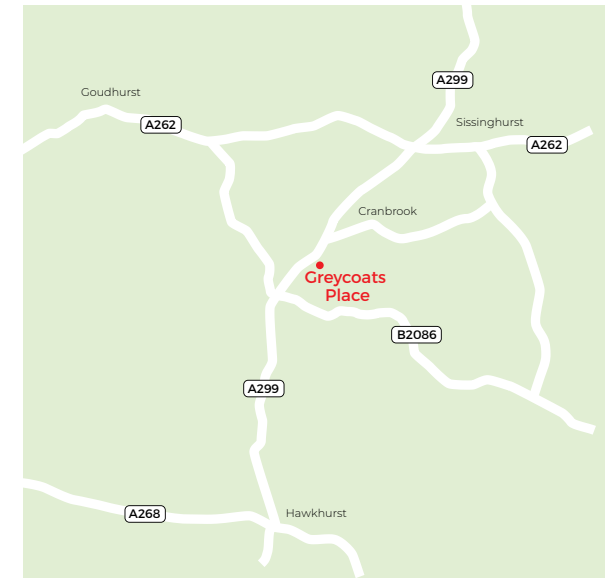
Tunbridge Wells 30 mins
Maidstone 30 mins
Ashford 35 mins
A21 11 mins
M25 35 mins
Gatwick Airport 60 minutes
The Coast 40 minutes

By Rail (from Staplehurst Station)

Ashford 18 mins
Maidstone 40 mins
Tonbridge 18 mins
Charing Cross 62 mins
Cannon Street 64 mins

These details are included to give you a general indication of the development. Jarvis New Homes (SE) Ltd reserves the right to alter any part of the development or floor layout at any time. The contents herein should not be deemed to form part of a contract or representation including any such contract. Whilst Jarvis New Homes (SE) Ltd has endeavoured to make this brochure accurate and reliable, if there are any points of particular importance to you, please contact us and we will be pleased to check the information for you. Artists' impressions, drawings and photographs are for illustrative purposes only. For more information please refer to our Sales Manager.

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